

001.0

0001

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

875,100 / 875,100

USE VALUE:

875,100 / 875,100

ASSESSED:

875,100 / 875,100



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47-49		THORNDIKE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KATSABIRIS ATHANASIOS ETAL/ TRS	
Owner 2: ATHANASIOS KATSABIRIS REVOCABL	
Owner 3: MARIA KATSABIRIS REVOCABLE TR	

Street 1: 41 THORNDIKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KATSABIRIS ARTHUR &amp; MARIA -

Owner 2: -

Street 1: 41 THORNDIKE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Aluminum Exterior and 1983 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									162	
104	4002.000	443,000		432,100	875,100									GIS Ref	
														GIS Ref	
														Insp Date	
														08/25/17	

Total Card	0.092	443,000		432,100	875,100	Entered Lot Size
Total Parcel	0.092	443,000		432,100	875,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	441.36	/Parcel: 441.3	Land Unit Type:

PREVIOUS ASSESSMENT										Parcel ID		001.0-0001-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2020	104	FV	443,000	0	4,002.	432,000	875,000	875,000	Year End Roll		12/18/2019		
2019	104	FV	343,500	0	4,002.	459,100	802,600	802,600	Year End Roll		1/3/2019		
2018	104	FV	343,500	0	4,002.	334,800	678,300	678,300	Year End Roll		12/20/2017		
2017	104	FV	322,900	0	4,002.	291,600	614,500	614,500	Year End Roll		1/3/2017		
2016	104	FV	322,900	0	4,002.	248,400	571,300	571,300	Year End		1/4/2016		
2015	104	FV	289,100	0	4,002.	243,000	532,100	532,100	Year End Roll		12/11/2014		
2014	104	FV	289,100	0	4,002.	199,800	488,900	488,900	Year End Roll		12/16/2013		
2013	104	FV	300,300	0	4,002.	190,100	490,400	490,400			12/13/2012		

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2014	10												

**EXTERIOR INFORMATION**

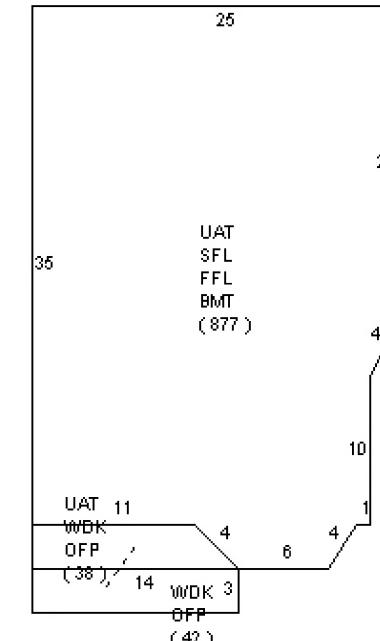
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 12	BRs: 5
	Baths: 2	HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING****RES BREAKDOWN**

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
2	12	5

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1902
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	26.4	26.4	%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.24863172
Const Adj.:	0.99989998
Adj \$ / SQ:	212.246
Other Features:	135500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601857
Depreciation:	158890
Depreciated Total:	442967

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
94	085.0-0002-0003.0		8/6/1998	275,000
91	001.0-0001-0025.0		5/15/1998	283,000
90	008.0-0005-0004.0		4/6/1998	270,000
90	041.0-0004-0006.0		12/2/1998	300,000
90	040.0-0003-0003.0		7/1/1998	284,000
89	043.0-0005-0001.0		1/30/1998	265,000
WtAv\$/\$Q:		AvRate:	90.66	Ind.Val 277282.5367
Juris. Factor:	1.00		Before Depr:	212.25
Special Features:	0		Val/Su Net:	146.69
Final Total:	443000		Val/Su SzAd:	252.57

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	104						

**PARCEL ID** 001.0-0001-0015.0

**IMAGE**

**AssessPro** Patriot Properties, Inc